

LOW DENSITY RESIDENTIAL

This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from right of ways with high traffic frequencies, centralized to the core of neighborhoods, and should ideally be within walking distance of elementary schools, and neighborhood commercial uses. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single family districts. However, if there are existing multi-family uses that were built as single family structures, the preference is that the structure return to a low density residential use whenever feasible. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.



MEDIUM DENSITY RESIDENTIAL

This category encompasses duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. Medium density residential is most appropriately placed at the perimeter of a neighborhood's low density core, and is recommended on collectors or higher. Low density residential uses are also allowed in this category. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.



HIGH DENSITY RESIDENTIAL

This category encompasses uses with more than four units on individual lots including apartment complexes and condominiums. High density residential land use is most appropriately placed as a transition between medium density residential land use and commercial uses, and should be located on arterials or higher order roadways. Medium density residential uses are also allowed in this category.

Whenever possible, the community desires that new high density residential development be in conformance with the scale, height, and massing of the majority of high density residential uses that already exist in the area.



NEIGHBORHOOD COMMERCIAL

This category provides for smaller intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barbers shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties.



LOW INTENSITY MIXED USE

This category provides for a blend of low intensity residential and commercial uses, either side by side on adjacent lots or integrated in one structure (i.e. a 2nd floor apartment over a small store). Appropriate low intensity commercial uses include professional, personal, business, shop front retail with restaurants, cafe's and gift shops. Appropriate residential uses include low to medium density residential uses such as single family homes, duplexes, triplexes and fourplexes on single lots and may also include cottage homes and townhouses. Low intensity mixed uses should be located within walking distance of neighborhood residential areas at the intersection of residential streets with arterials or along arterials between commercial nodes.

Appropriate buffering such as a buffer yard and/or landscaping should form a screen between commercial uses in this category and any residential uses. For commercial uses, refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed on the site, away from adjoining properties. Limited curb cuts and shared parking through access easements are recommended for the overall development to address ingress/egress. An area detention basin should address the overall development's drainage by intercepting stormwater, temporarily impounding it and releasing it to reduce the peak water flows. On site drainage should incorporate natural swales, rock-lined channels, rain gardens and other constructed wetlands, biofilter strips, porous pavement, and infiltration systems or wells.



COMMUNITY COMMERCIAL

This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials where already established.

Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers.

Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses.

Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.



REGIONAL COMMERCIAL

This category provides for high intensity commercial uses that draw patrons from the community and beyond. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. Nodes are typically 20 acres or greater in size.

Examples of regional commercial uses include “big box” retail, large shopping centers like malls and “lifestyle centers”, large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, and major automotive repair centers.

Shopping center site designs should include shared parking and internal circulation between buildings, shade trees, and pervious cover parking lots. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. A sidewalk with landscaping or planting strips should separate the use from the street.

Whenever possible, revitalized or redeveloped regional commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.



MIXED USE

This category provides for a well planned, and integrated blend of higher density residential with retail, or professional services, office, entertainment, or other land uses. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures.

Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.



PUBLIC INSTITUTIONAL

Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. The location for these services include where they currently reside, as well as where they best meet the future needs of the community. Examples of public institutional uses include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.



OPEN SPACE

Open space includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes. Examples include conservation easements, floodplains, or drainage rights of way. Utilizing area detention basins in should address overall development drainage by intercepting stormwater, temporarily impounding it and releasing it to reduce the peak water flows.

